



estate agency redesigned
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TILT ROAD

Cobham | Surrey

- Entrance hall
- Open plan kitchen / dining / family room with bi-fold doors onto garden
- Sitting room with stunning period features
- Bedroom one with ensuite
- Two further bedrooms
- Large family bathroom
- Utility room
- Cloakroom
- Rear garden with astroturf
- EPC: D

TILT ROAD

Cobham | Surrey

£850k
FREEHOLD

3 Beds
HOUSE

106.0
SQ M

1,141
SQ FT

This stunning three bedroom / two bathroom family home is within a short walk of Cobham Village and train station and has been lovingly designed and extended providing fantastic open plan living for family life and entertaining.

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This stunning three bedroom, two bathroom family home is found in the heart of the tranquil Tilt Conservation Area with its open green spaces yet just a short walk away from village life and Cobham train station.

A beautiful family home to welcome you, perfect for entertaining or for the hustle and bustle of family life. With a stylish kitchen, dining, family room with full width bi-fold doors perfect for inside / outside living for the warmer days with the benefit of a sumptuous sitting room when it's not barbecue weather.

exploring the home...

As you arrive at the house, the first thing you notice is the open green spaces of the Tilt Conservation Area and the outlook over open fields. Entering the home you are led to the beautifully designed open plan kitchen, dining and family room with a garden view.

To the front of the house is the sumptuous sitting room with period features and a beautiful fireplace which is extra cosy in the winter months.

As with many aspects of this home, the space has been thoughtfully designed with a utility room / pantry set behind the kitchen and great storage throughout.

Upstairs to the first floor is the double aspect main bedroom with stunning views over the open fields and an ensuite. Down the hallway is the large family bathroom with roll top bath, separate shower and stunning marble floor, which leads onto two further bedrooms.



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about cobham...

Cobham is a thriving Surrey village located in the Borough of Elmbridge, nestled on the banks of the River Mole, c17 miles south west of London and just 10 miles from Guildford. It is within the M25 which positions it well for both families and commuters alike.

With beautiful places to visit locally including Painshill Park, RHS Wisley and the newly opening The Garden Cobham (formerly The Medicine Garden), to name just a few, it has a great balance of gorgeous green spaces and countryside.

Cobham High Street has a great deal to offer with a good selection of independent businesses catering for most needs including a local butchers, juice bar, boutique gym, gift shops, deli, cafés and fashion boutiques to the more familiar names of Waitrose, The Ivy Cobham, Space NK, Pizza Express and the recently opened Coppa Club.

There is an abundance of schools, including state, private and an international school. In easy reach of the village are several golf courses, rugby, football, tennis and cricket clubs and plenty more outdoor activities to explore.

The train takes c40 minutes into Waterloo and the A3 junction provides routes into London and the M25 with good links to both Heathrow and Gatwick airports.

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...and relax

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for the chef...

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for the end of the day...



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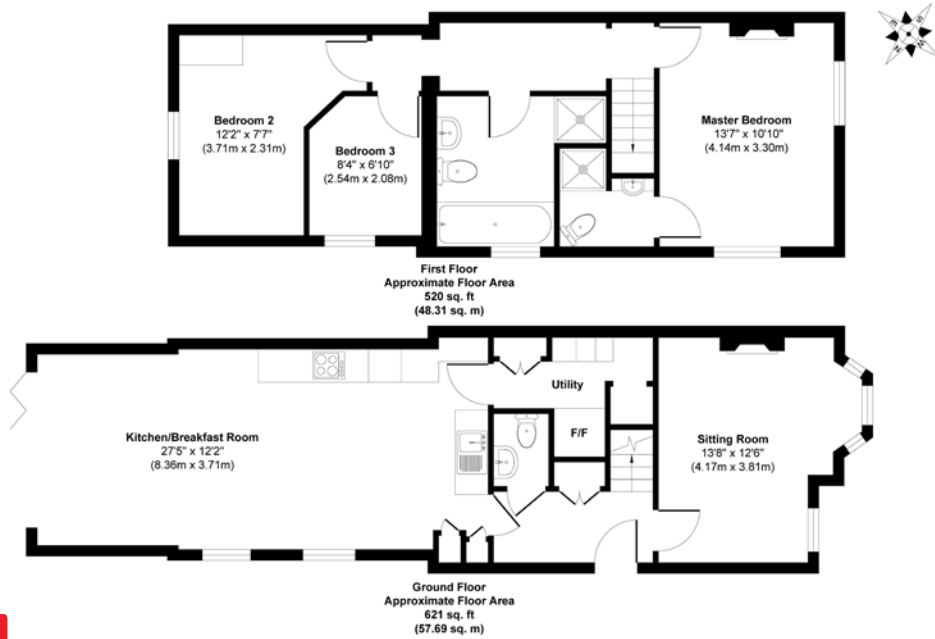
TILT ROAD

Cobham | Surrey

floorplan

Tilt Road, Cobham, KT11

- Total GIA - 106 sq m (1,141 sq ft)
- Services: All mains services
- Elmbridge Borough Council
- Viewings strictly by appointment with brix
- Full EPC is available upon request

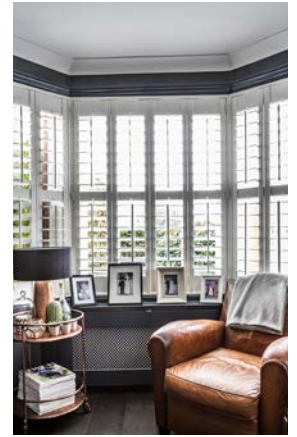


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Regulated by the **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
<20	G		



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